

REGULAR SESSION, COMMON COUNCIL, August 11, 2025

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on August 11, 2025. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana, and was called to order at 6:41 p.m.

Councilwoman Starr offered prayer, and Mayor Listenberger led the Pledge of Allegiance.

Mayor Listenberger presided over Council members Duane Culp, Don Ecker Jr., Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. City Attorney Jeff Houin and Deputy Clerk-Treasurer Kyle Williams were also present. The public was able to see and hear the meeting through Microsoft Teams and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Council members Culp and Starr moved and seconded to approve the minutes of the regular session of the Common Council on July 28, 2025, as presented. The motion carried.

Morrow stated back in December there were representatives from the Aquatics Center asking them to accelerate payments and at that time they were asked to come back and present to the council a financial plan for moving forward. He stated he was aware there was a new committee of people who gathered, and he believed it was time that as a council they receive an update, so they are not being asked for support at the last minute for something they were not ready to provide. He stated they needed a plan.

Mayor Listenberger stated they had presented it to the Redevelopment Commission once so far but what they had not done was show a budget, which they had been after them to get, and they had been promised to provide. He stated they were willing to come at any time, but he had been waiting until the budget was ready. He stated that Bob Sturtevant and the others of the Plymouth Aquatics Center have done a lot, and he was optimistic that they were on the right track.

Morrow stated he had heard positive things, but they asked them eight months ago for financial information moving forward and it was time they received it.

Mayor Listenberger stated others had asked as well and they had been asking but it was a volunteer board. He stated he would reach out to Sturtevant and maybe in September they would schedule a time to present to them. He stated it always seemed they waited until the last minute before asking for help and it would be better to watch them along the way.

City Attorney Houin introduced PC 2025-09, Amendments to the Zoning Ordinance for Accessory Structures. He presented the proposed amendments for council consideration.

Council members Longanecker and Starr moved and seconded to approve PC 2025-09, Amendments to the Zoning Ordinance for Accessory Structures as presented. The motion passed by roll call vote.

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Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow and Starr

Councilman Opposed: N/A

CONSIDERATION OF PC 2025-09 BY
THE PLYMOUTH COMMON COUNCIL

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth. After certification, pursuant to Indiana Code § 36-7-4-607(e)(1) and Indiana Code § 5-14-1-5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled August 11, 2025 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-603, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. The Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth is adopted and, pursuant to Indiana Code § 36-7-4-607(e)(2), upon adoption, the Proposal takes effect as other ordinances passed by the Council.

Section 2. Pursuant to Indiana Code § 36-7-4-610(b), a copy of the now adopted amendments to the Zoning Ordinance for the City of Plymouth shall be printed and a copy thereof shall be located in the office of the City of Plymouth Clerk-Treasurer.

PASSED AND ADOPTED this 11th day of August, 2025


Robert Listenberg, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 11th day of August, 2025, at 7:30 o'clock p.m.


Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 11th day of AUG, 2025.


Robert Listenberg, Mayor

City Attorney Houin introduced PC 2025-10, Amendments to the Zoning Ordinance for Murals. He presented the proposed amendments for council consideration.

Council members Longanecker and Culp moved and seconded to approve PC 2025-10, Amendments to the Zoning Ordinance for Murals as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow and Starr

Councilman Opposed: N/A

CONSIDERATION OF PC 2025-10 BY
THE PLYMOUTH COMMON COUNCIL

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth. After certification, pursuant to Indiana Code § 36-7-4-607(e)(1) and Indiana Code § 5-14-1-5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled August 11, 2025 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-603, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

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Deputy Clerk-Treasurer Williams explained that the city had received several donations in Memory of Bryan Renz: All of these donations totaled \$450.00 to be used for the Mayor's Summer of Music. He stated the last donation was from U.S. Granules in the amount of \$1,000.00 to be used for the Police K-9 Donation Fund. He asked if they wished to accept the donation with the restricted terms, conditions, and purpose attached to the donation. He added the donations would be receipted into their respective funds.

Council members Ecker and Starr moved and seconded to approve the donations as presented. The motion carried.

City Attorney Houin introduced Ordinance No. 2025-2247, An Ordinance Implementing a Municipal Wheel Tax and Motor Vehicle License Excise Surtax and Creating the City of Plymouth Wheel Tax Fund and the City of Plymouth Motor Vehicle License Excise Surtax Fund on first reading.

City Attorney Houin introduced Ordinance No. 2025-2248, An Ordinance to Amend Contractor Registration Requirements for the City of Plymouth on first reading.

Mayor Listenberger stated he would like to leave the REES Theatre Request on the table to allow for more time to investigate it during the budget process.

Mayor Listenberger stated he would like to leave the Wild Rose Moon Request on the table to allow for more time to investigate it during the budget process.

Andrew Fitzpatrick spoke on behalf of the Boys & Girls Club request for monetary support. He introduced himself as the CEO of Boys & Girls Club of Marshall County, and he had brought Gina Howell with him who was the past president and was currently on the board. Howell later spoke in favor of this request. Fitzpatrick presented his report and asked for the amount to get back to \$35,000, which was 3.5% of their annual budget.

Mayor Listenberger stated there had never been a formal agreement but there was a verbal agreement of \$35,000/annually. He stated it comes out of the Mayor's promotion of the city budget and the amount was either \$25,000 or \$35,000.

Houin stated part of the confusion came about because it didn't have its own separate line in the budget and just came out of the Promotion of the City budget, and having no documentation on what the amount was, it became an open question.

Culp stated that several years ago when they gave a large donation, they knew it was going to go down but that was the Mayor's decision.

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Mayor Listenberger stated they tried to investigate the past minutes to find a dollar amount that was verbally agreed upon, but they could not find anything. Williams agreed. Mayor Listenberger stated they would consider this during the budget talks.

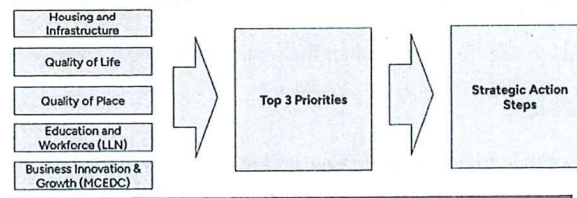
Ecker stated there were some solid requests out there that they want to take seriously but they know there were changes coming directly from the State impacting them. He reminded members of the council that when they built the building there was half a million (\$500,000.00) contributed by the city toward that project. He stated the half a million was contributed because there was a need and they were outgrowing their existing facility. He stated they see the numbers over the years and the kids being impacted so he was not saying yes or no to the request, but he was saying that they needed to seriously consider what they can and cannot do.

City Attorney Houin stated they had a special treat for the update on ONE Marshall County. He introduced Martin (Marty) Oosterbaan from the Board of Directors of ONE Marshall County.

Oosterbaan stated he was here to update and ask only for their input as they were finalizing their strategic plan. He explained they would like to gather more input prior to their launch. He stated he was a member of the ONE Marshall County Board, President of the Culver Redevelopment Commission, and President of the Marshall County Community Foundation Board. He thanked them for their support as the Plymouth Common Council and Redevelopment Commission had led the way amongst Marshall County municipalities in supporting this type of regional planning effort. He stated he was proud to say the Culver Town Council and Redevelopment Commission followed their lead amongst others and they were getting strong support for the group. He wished to provide a brief overview of their progress and at the end focus on some main strategies that they were pursuing. He asked them to think about three things and listed the following: Are they on the right track, what are they missing, and what would you have them do better. He stated their expenditures so far have been limited to startup costs and listed a website, domain, etc. He stated they were engaging a consultant, enFocus out of Mishawaka, who was functioning as an Executive Director for the organization by facilitating meetings, agendas, etc. while they got themselves organized. He stated they had been at this for a year, and he did not want to over sell it as they were still getting organized, which was frustratingly slow for some of the members to get this launched. He stated it was a very large group with 28 volunteer board members representing a broad swath of the community. He stated each municipality, and the county government was represented. He stated there was representation from businesses like Southwire and Ameri-Can Engineering, financial institutions like First Federal and 1st Source, and non-profits. He stated their committees were in various degrees of execution with some of them ahead of the others by executing goals and meeting regularly. He stated once

established the funding platform was to include significant support from the business community and expect to be funded 50% from the business community across Marshall County. He stated the other 50% would come from municipality and grant support. He stated they do expect to employ an Executive Director, and he did not know if it would be a full-time position or shared with other non-profit organizations in the city. He stated everything they do was meant to make it easier for businesses, non-profits, and municipalities to get their work done. He stated one way was collaboration and this group was similar all the other groups that do this, but this one was interesting because you get a lot of different perspectives. He stated the other way it does this was by providing a plug-in to regional activities, and particularly the three-county regional organization South Bend-Elkhart Regional Organization. He stated what they do not want to do was duplicate anything. He stated if it would not be done aside from the existence of ONE Marshall County, then they would be on it. He stated if something would be done regardless of ONE Marshall County then they did not want anything to do with it. He stated the reason the regional plug-in was important was because that was where the State was more wanting them to focus on for workforce, income, housing, education, and quality of life. He listed the following inputs and outputs of ONE Marshall County that extend the amount of volunteer work throughout the community as seen below.

III Inputs & Outputs



He listed the Top 4 Priorities as:

1) Operationalize

2) Grow our population through housing and infrastructure

- Forming a Community Development Corporation at the Marshall County Community Foundation.
- Working on a regional basis by using \$20 million of LILY Foundation money to build 500 homes across the three counties.
- Trying to establish a regional land bank, which would make it easier for a municipality to acquire tax delinquent properties and redevelopment them.

3) Drive business growth and improve job quality.

- Innovative zoning ideas to spur business growth.

- Working with talent pipelines through the Lifelong Learning Network (LLN).
- Provide small business support.

4) Enhance Quality of Life and Place.

- Downtown development.
- Child care.
- Senior support.
- Promote Arts and Tourism Culture.

Ecker asked if these priorities were from each base.

Oosterbaan replied in agreement and asked them for their opinions. He asked what they needed help with on a regional basis.

Mayor Listenberger replied that housing was a large issue. He stated every community was looking for housing. He added that the land bank was also important.

Oosterbaan stated one of the things they were trying to accomplish was to catch up to the other two counties as they had been at this a lot longer than we have.

Ecker stated that quality of life was an issue that came up quite frequently especially with medical needs and care. He stated they have all seen the issues with the hospital currently and the availability of doctors was an issue.

Mayor Listenberger added that was the county-wide issue but it was a great point. He stated if they had more advocacy for that through their community with ONE Marshall County, that it would be much needed.

Ecker stated they had a beautiful facility out there with a lot of money that went to build it up to where it was and now, they were seeing departments being closed, which was concerning.

Starr stated if you wanted to attract people that you needed medical care for those people. She stated if those people were wanting to start families that they would need a location to have babies but currently they do not have that care. She stated she liked the cohesiveness of ONE Marshall County as it seemed like they had a lot of little organizations but nothing regional. She stated they may have a long way to go for communicating but she believed this was a start.

Oosterbaan stated it was all tied together. He listed the example of the housing issue in Marshall County. He stated the housing in ONE Marshall County compared to the average home in the United States was not high, but the problem was the affordability of those houses. He stated the people living here could not afford them, so their housing issue was truly a wage rate issue. He asked how to increase wages and get better jobs. He stated they had a 51% post-secondary education go-to

rate in Indiana, and he believed it was lower in Marshall County. He asked how they could better help their kids get the technical skills and education they needed to qualify for those wages. He replied that the only way to solve these issues was to tackle these issues all at one time. He believed that finding out how to increase the wage rate would be the target for a lot of these problems.

City Attorney Houin updated the board on the Comprehensive Plan Committees. He stated the work was filtered out into subcommittees and there was evidence of that earlier this meeting with two amendments to the zoning ordinance. He stated they were awaiting the official launch of the online tracker.

Randy Danielson (12638 Emerald Court, Plymouth, IN 46563)

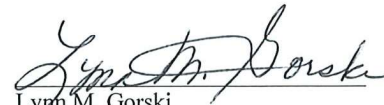
Danielson stated that Oosterbaan was selling himself short on what ONE Marshall County was doing. He stated it consisted of 28 board members, and they helped the city win the Stellar award in 2018. He stated they moved them forward to bring Marshall County together as a unified effort. He stated a lot can be accomplished working with the South Bend Elkhart Partnership. He stated it was great leadership, and he wished he could have continued to be a part of it, but the REES Theatre sidelined him, so he had to leave ONE Marshall County. He stated he appreciated the passion and commitment that those 28 individuals had.

Council members Ecker and Krathwohl moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of July 28, 2025
- August 11, 2025 Check Register
- REES Theatre Supporting Documentation
- Wild Rose Moon Supporting Documentation
- June 2, 2025 Park Board Minutes
- July 1, 2025 Plan Commission Minutes
- July 1, 2025 Board of Zoning Appeals Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:33 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Robert Listenberger, Mayor